



## LOWER FLAT, ARCADIA AVENUE, BOURNEMOUTH, BH8

### **£220,000 SHARE OF FREEHOLD**

A well-presented one bedroom ground floor private garden apartment situated within close proximity to the leisure and shopping facilities of Bournemouth town centre and Charminster high street. The property combines character features with a sleek contemporary finish.

Character conversion | Ground floor | One double bedroom | Kitchen diner | Large lounge | Private garden | Good finish throughout

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The property can be accessed via the well presented communal hallway or directly via a private side entrance. The hallway is bright and spacious and includes doors to principal rooms.

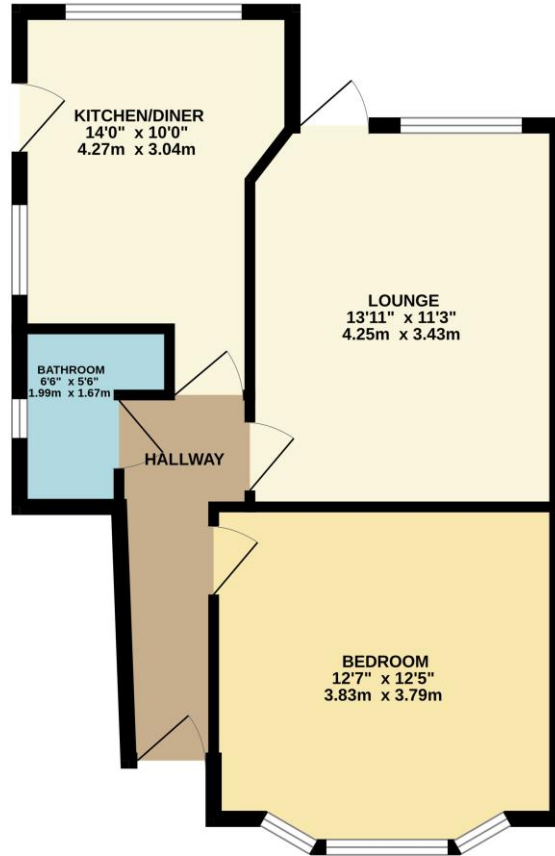
The living room is a fantastic size with bright double-glazed windows which overlook the private patio area. There is direct access through rear door to a private patio space.

The kitchen has a range of contemporary base and eye level work units with plenty of space for free standing appliances as well as a sleek breakfast area.

There is one good sized double bedroom, which benefits from a feature bay window and ample room for free standing furniture. The bathroom situated off the hallway includes a spacious walk-in shower, WC and wash hand basin.

Outside the private and sunny patio area offers a pleasant space to entertain.

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as a basis for any prospective purchaser. The services, systems and appliances shown have no warranty as to their operability or efficiency can be given.  
Made with Metropix ©2023

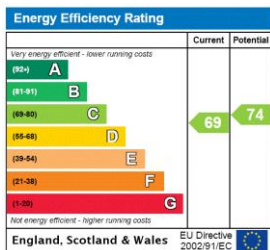
**COUNCIL TAX BAND: A**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

- Character conversion
- Ground floor
- One double bedroom
- Kitchen diner
- Large lounge
- Private garden
- Good finish throughout



Westbourne | 01202 767633 |

